

Annual Urban Renewal Report, Fiscal Year 2015 - 2016

Levy Authority Summary

Local Government Name: WINDSOR HEIGHTS
Local Government Number: 77G728

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
WINDSOR HEIGHTS CONSOLIDATED URBAN RENEWAL	77072	7

TIF Debt Outstanding: 10,319,843

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:	1,386,891	0	Amount of 07-01-2015 Cash Balance Restricted for LMI
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TIF Revenue:	1,718,680
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	1,718,680

Rebate Expenditures:	25,431
Non-Rebate Expenditures:	1,703,138
Returned to County Treasurer:	0
Total Expenditures:	1,728,569

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:	1,377,002	0	Amount of 06-30-2016 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance:** 7,214,272

Urban Renewal Area Data Collection

Local Government Name: WINDSOR HEIGHTS (77G728)
 Urban Renewal Area: WINDSOR HEIGHTS CONSOLIDATED URBAN RENEWAL
 UR Area Number: 77072

UR Area Creation Date: 01/1989

UR Area Purpose: The Plan is intended to promote new development and improvement activities similar to those that have been achieved as a result of previously successful redevelopment efforts. The Plan will continue efforts to enhance the viability of the City.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
WIND HTS CITY/DM SCH/URB WIND-HTS SS/89 TIF INCR	77288	77289	5,179,500
WIND HTS CITY/WDM SCH/URB WIND-HTS SS/89 TIF INCR	77292	77293	26,409,460
WIND HTS CITY/DM SCH/URB WIND-HTS SS/95 & 96 AMD TIF INCR	77490	77491	13,386,718
WIND HTS CITY/WDM SCH/URB WIND-HTS SS/95 & 96 AMD TIF INCR	77492	77493	0
WIND HTS CITY AG/WDM SCH/URB WIND-HTS SS/89 TIF INCR	77290	77519	0
WIND HTS CITY/DM SCH/URB WIND-HTS SS/06 SUB FARMS TIF INCR	77662	77663	0
WIND HTS CITY/DM SCH/URB WIND-HTS SS/09 AMD 63 & HICK TIF INCR	77797	77798	0

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	7,569,700	51,996,500	0	0	0	59,566,200	0	59,566,200
Taxable	0	4,218,860	46,796,850	0	0	0	51,015,710	0	51,015,710
Homestead Credits									1

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015: **1,386,891** **0** **Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue: 1,718,680
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 1,718,680

Rebate Expenditures: 25,431
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Total Expenditures: 1,728,569

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016: **1,377,002** **0** **Amount of 06-30-2016 Cash Balance Restricted for LMI**

Projects For WINDSOR HEIGHTS CONSOLIDATED URBAN RENEWAL

1999 University

Description:	University Ave Development
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

2007 Parks

Description:	Colby Park
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

2008A Community Center

Description:	Community & Events Center
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

2008B Hickman Road

Description:	Hickman Road Re-Development
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	No

2011A University Ave

Description:	University Avenue Widening
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

2011B Hy-Vee

Description:	Hy-Vee
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

2012A Capital Loan Notes

Description:	Refunding of 2002 Capital Loan Notes
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes

Payments Complete:	No
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We Can Build It, LLC

Description:	Rebate Agreement at 6500 University
	Mixed use property (ie: a significant portion is residential
Classification:	and significant portion is commercial)
Physically Complete:	No
Payments Complete:	No

Internal

Description:	UR area improvements and maint costs
	Mixed use property (ie: a significant portion is residential
Classification:	and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	No

2013A

Description:	Univerisity Avenue Development Refunding
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

FY2016 TIF Project Advance

Description:	Reduction of Accumulated Deficit
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

Professional Services

Description:	Professional Fees
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For WINDSOR HEIGHTS CONSOLIDATED URBAN RENEWAL

2007 Parks

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	355,000
Interest:	20,243
Total:	375,243
Annual Appropriation?:	No
Date Incurred:	06/29/2006
FY of Last Payment:	2017

2008A Community Center

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,510,000
Interest:	469,168
Total:	1,979,168
Annual Appropriation?:	No
Date Incurred:	06/29/2007
FY of Last Payment:	2028

2008B Hickman Road

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,920,000
Interest:	1,373,475
Total:	4,293,475
Annual Appropriation?:	No
Date Incurred:	06/29/2007
FY of Last Payment:	2028

2011A Internal Refunding

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,185,000
Interest:	295,710
Total:	2,480,710
Annual Appropriation?:	No
Date Incurred:	06/29/2010
FY of Last Payment:	2021

2011B Hy-Vee

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	80,000
Interest:	1,600
Total:	81,600
Annual Appropriation?:	No

Date Incurred:	06/29/2010
FY of Last Payment:	2016

2012A Refunding of 2002 Capital Loan Notes

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	760,000
Interest:	16,155
Total:	776,155
Annual Appropriation?:	No
Date Incurred:	06/29/2011
FY of Last Payment:	2018

We Can Build It, LLC Rebate

Debt/Obligation Type:	Rebates
Principal:	152,592
Interest:	0
Total:	152,592
Annual Appropriation?:	Yes
Date Incurred:	02/28/2012
FY of Last Payment:	2018

2013A Refunding (1999A)

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	180,000
Interest:	900
Total:	180,900
Annual Appropriation?:	No
Date Incurred:	07/01/2013
FY of Last Payment:	2016

FY2016 TIF Project Advance

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	07/01/2015
FY of Last Payment:	2016

FY16 Professional Fees

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	07/01/2015
FY of Last Payment:	2016

Non-Rebates For WINDSOR HEIGHTS CONSOLIDATED URBAN RENEWAL

TIF Expenditure Amount:	180,900
Tied To Debt:	2012A Refunding of 2002 Capital Loan Notes
Tied To Project:	2012A Capital Loan Notes

TIF Expenditure Amount:	188,403
Tied To Debt:	2007 Parks
Tied To Project:	2007 Parks

TIF Expenditure Amount:	150,273
Tied To Debt:	2008A Community Center
Tied To Project:	2008A Community Center

TIF Expenditure Amount:	327,205
Tied To Debt:	2008B Hickman Road
Tied To Project:	2008B Hickman Road

TIF Expenditure Amount:	406,358
Tied To Debt:	2011A Internal Refunding
Tied To Project:	2011A University Ave

TIF Expenditure Amount:	81,600
Tied To Debt:	2011B Hy-Vee
Tied To Project:	2011B Hy-Vee

TIF Expenditure Amount:	257,485
Tied To Debt:	2013A Refunding (1999A)
Tied To Project:	2013A

TIF Expenditure Amount:	102,589
Tied To Debt:	FY2016 TIF Project Advance
Tied To Project:	FY2016 TIF Project Advance

TIF Expenditure Amount:	8,325
Tied To Debt:	FY16 Professional Fees
Tied To Project:	Professional Services

Rebates For WINDSOR HEIGHTS CONSOLIDATED URBAN RENEWAL

6500 University

TIF Expenditure Amount:	25,431
Rebate Paid To:	We Can Build It, LLC
Tied To Debt:	We Can Build It, LLC Rebate
Tied To Project:	We Can Build It, LLC
Projected Final FY of Rebate:	2018

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TIF Taxing District Data Collection

Local Government Name: WINDSOR HEIGHTS (77G728)
 Urban Renewal Area: WINDSOR HEIGHTS CONSOLIDATED URBAN RENEWAL (77072)
 TIF Taxing District Name: WIND HTS CITY/DM SCH/URB WIND-HTS SS/89 TIF INCR
 TIF Taxing District Inc. Number: 77289

TIF Taxing District Base Year: 1988
 FY TIF Revenue First Received: 1990
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	01/1989
Economic Development	01/1989

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	5,755,000	0	0	0	5,755,000	0	5,755,000
Taxable	0	0	5,179,500	0	0	0	5,179,500	0	5,179,500
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	555,450	5,179,500	5,179,500	0	0

FY 2016 TIF Revenue Received: 213,854

TIF Taxing District Data Collection

Local Government Name: WINDSOR HEIGHTS (77G728)
 Urban Renewal Area: WINDSOR HEIGHTS CONSOLIDATED URBAN RENEWAL (77072)
 TIF Taxing District Name: WIND HTS CITY/WDM SCH/URB WIND-HTS SS/89 TIF INCR
 TIF Taxing District Inc. Number: 77293

TIF Taxing District Base Year: 1988
 FY TIF Revenue First Received: 1990
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	01/1989
Economic Development	01/1989

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,800	33,098,000	0	0	0	33,099,800	0	33,099,800
Taxable	0	1,003	29,788,200	0	0	0	29,789,203	0	29,789,203
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	6,690,340	26,409,460	26,409,460	0	0

FY 2016 TIF Revenue Received: 952,108

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TIF Taxing District Data Collection

Local Government Name: WINDSOR HEIGHTS (77G728)
 Urban Renewal Area: WINDSOR HEIGHTS CONSOLIDATED URBAN RENEWAL (77072)
 TIF Taxing District Name: WIND HTS CITY/DM SCH/URB WIND-HTS SS/95 & 96 AMD TIF INCR
 TIF Taxing District Inc. Number: 77491

TIF Taxing District Base Year: 1995
 FY TIF Revenue First Received: 2001
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	05/1995
Economic Development	05/1995

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	7,413,400	10,283,300	0	0	0	17,696,700	0	17,696,700
Taxable	0	4,131,748	9,254,970	0	0	0	13,386,718	0	13,386,718
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	4,093,000	13,386,718	13,386,718	0	0

FY 2016 TIF Revenue Received: 552,718

TIF Taxing District Data Collection

Local Government Name: WINDSOR HEIGHTS (77G728)
 Urban Renewal Area: WINDSOR HEIGHTS CONSOLIDATED URBAN RENEWAL (77072)
 TIF Taxing District Name: WIND HTS CITY/WDM SCH/URB WIND-HTS SS/95 & 96 AMD TIF INCR
 TIF Taxing District Inc. Number: 77493

TIF Taxing District Base Year: 1995
 FY TIF Revenue First Received: 2001
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	05/1995
Economic Development	05/1995

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	127,700	148,000	0	0	0	275,700	0	275,700
Taxable	0	71,172	133,200	0	0	0	204,372	0	204,372
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	445,750	0	0	0	0

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WINDSOR HEIGHTS (77G728)
 Urban Renewal Area: WINDSOR HEIGHTS CONSOLIDATED URBAN RENEWAL (77072)
 TIF Taxing District Name: WIND HTS CITY AG/WDM SCH/URB WIND-HTS SS/89 TIF INCR
 TIF Taxing District Inc. Number: 77519
 TIF Taxing District Base Year: 1988
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	01/1989
Economic Development	01/1989

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	0	0	0	0	0

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WINDSOR HEIGHTS (77G728)
 Urban Renewal Area: WINDSOR HEIGHTS CONSOLIDATED URBAN RENEWAL (77072)
 TIF Taxing District Name: WIND HTS CITY/DM SCH/URB WIND-HTS SS/06 SUB FARMS TIF INCR
 TIF Taxing District Inc. Number: 77663
 TIF Taxing District Base Year: 2005
 FY TIF Revenue First Received: 2005
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	12/2005
Economic Development	No

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	26,800	2,536,300	0	0	0	2,563,100	0	2,563,100
Taxable	0	14,937	2,282,670	0	0	0	2,297,607	0	2,297,607
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	2,986,900	0	0	0	0

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: WINDSOR HEIGHTS (77G728)
 Urban Renewal Area: WINDSOR HEIGHTS CONSOLIDATED URBAN RENEWAL (77072)
 TIF Taxing District Name: WIND HTS CITY/DM SCH/URB WIND-HTS SS/09 AMD 63 & HICK TIF INCR
 TIF Taxing District Inc. Number: 77798
 TIF Taxing District Base Year: 2008
 FY TIF Revenue First Received:
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2029

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2007

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	175,900	0	0	0	175,900	0	175,900
Taxable	0	0	158,310	0	0	0	158,310	0	158,310
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	461,500	0	0	0	0

FY 2016 TIF Revenue Received: 0